

ORDINANCE NO. 06-06-27-A

AN ORDINANCE OF THE VILLAGE OF BEE CAVE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, ORDINANCE NO. 01-08-14A (ADOPTED ON AUGUST 14, 2001), AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE OF ZONING FROM CURRENT ZONING AS SINGLE FAMILY RURAL RESIDENTIAL TO PLANNED DEVELOPMENT NEIGHBORHOOD SERVICES DISTRICT FOR TWO TRACTS OF LAND BEING APPROXIMATELY 7.41 ACRES AND 2.24 ACRES RESPECTIVELY, WHICH LAND IS LOCATED AT 14301 HIGHWAY 71, IN THE VILLAGE OF BEE CAVE AND WHICH LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; APPROVING A CONCEPT PLAN, ATTACHED AS EXHIBIT "B"; PROVIDING SPECIAL DEVELOPMENT STANDARDS AND CONDITIONS, ATTACHED AS EXHIBIT "C"; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the Village of Bee Cave and the Board of Aldermen of the Village of Bee Cave, in compliance with the laws of the State of Texas, with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the Board of Aldermen of the Village of Bee Cave is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended as set forth herein; and

WHEREAS, the development proposed by the zoning applicant complies with the current Village Ordinances except as modified by the Planned Development Standards contained in this Ordinance; and

WHEREAS, any protest made against the proposed change of Zoning Classification has been duly considered by the Board of Alderman; and

WHEREAS, Sec. 14.156 of the Village Zoning Ordinance provides that the purpose of a Planned Development District is to provide for the development of land as an integral unit for single or mixed use in accordance with a Planned Development Concept Plan ("PD Concept Plan") that may include uses, regulations and other requirements that vary from the provisions of other zoning districts, and to encourage flexible and creative planning to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF BEE CAVE, TEXAS:

SECTION 1. That the Village Zoning Ordinance and Map of the Village of Bee Cave, Texas, be and the same are hereby, amended so as to grant a change of zoning from Single Family Rural Residential to Planned Development Neighborhood Services District consisting of two tracts of land being approximately 7.41 acres and 2.24 acres respectively located at 14301 Highway 71 in the Village of Bee Cave which land is more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes. The Property shall be a Planned Development District pursuant to, and subject to compliance with, the terms and conditions of the Village Comprehensive Code of Ordinances except as modified by the Planned Development Standards attached hereto as Exhibit "C" which exhibit is incorporated herein for all purposes.

SECTION 2. That the concept plan for this Planned Development District which is attached hereto as Exhibit "B" and made a part hereof for all purposes and the same is hereby approved for said Planned Development District as required by Chapter 14, of the Comprehensive Code of Ordinances of the Village of Bee Cave, Texas. Any proposed use or development depicted on the concept plan shall not be deemed authorized or approved by the Village of Bee Cave until a final site plan is approved for such use and/or development in accordance with the terms and conditions of Chapter 14 of the Comprehensive Code of Ordinances. The concept plan can only be amended in accordance with the requirements of Chapter 14, of the Comprehensive Code of Ordinances.

SECTION 3. That the granting of this Planned Development District is subject to all applicable development regulations contained in the Code of Ordinances of the Village of Bee Cave, except as modified herein including, without limitation Chapter 14 as well as the following special conditions:

- a. That the Planned Development shall be constructed in accordance with the concept plan, which is attached hereto as Exhibit "B", as same may be amended from time to time in accordance with Section 2 of this Ordinance, and with the detailed site plans, which must be submitted, reviewed and approved as required by Chapter 14 of the Code of Ordinances prior to any development taking place on the Property;
- b. That the Planned Development on the Property must comply with (i) the Development Standards applicable to land located in the Neighborhood Services Zoning District as set forth in Chapter 14 of the Code of Ordinances; except as same are modified by the terms of Exhibit "C" to this Ordinance; (ii) the Concept Plan for this Project as approved by the Board of Alderman and (iii) as otherwise required by this Ordinance.
- c. That the detailed site plan(s) required for any specific development on the Property, and all development shown thereon, must conform to the approved Concept Plan and all other ordinances of the Village and must be approved by the Board of

Aldermen prior to the issuance of any permit or certificate necessary to proceed with accomplishment of the development indicated on the Concept Plan; and

d. That all of the requirements of the Code of Ordinances of the Village including, without limitation, Chapter 14 (the Zoning Ordinance), and Chapter 10 (the Subdivision Ordinance), shall apply to this Planned Development and the Property, except for those requirements, which are modified for the Planned Development in this Ordinance attached as Exhibit "C".

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjusted or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of Chapter 14, Zoning, of the Village of Bee Cave Code of Ordinances and Map as a whole.

SECTION. 5. That any person, firm or corporation violating any of the provisions of this ordinance or Chapter 14, Zoning, of the Code of Ordinances, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the Village of Bee Cave, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day of any such violation shall be deemed to constitute a separate offense, in accordance with Section 1.106 of the Village's Code of Ordinances.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption.

DULY PASSED by the Board of Aldermen of the Village of Bee Cave, Texas, on the 27th day of June, 2006.

APPROVED:

By: Caroline Murphy
Title: Mayor

ATTEST

Sherry Mashburn
Sherry Mashburn, City Secretary

[SEAL]

EXHIBIT "A"

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
7.41 ACRES OF LAND
PART OF THE HALL MEDLIN SURVEY NO. 523, A-540
TRAVIS COUNTY, TEXAS

Page 1 of 2

FIELD NOTES DESCRIPTION OF 7.41 ACRES OF LAND OUT OF THE HALL MEDLIN SURVEY NO. 523, ABSTRACT NO. 540, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT CALLED FIRST TRACT CONTAINING 100 ACRES OF LAND DESCRIBED IN A DEED TO HELEN J. LALLIER AND HUSBAND, CARL E. LALLIER RECORDED IN VOLUME 787, PAGE 499 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 7.41 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch diameter iron rod set on the south right-of-way line of State Highway No. 71, being 80 feet south of and at right angles to engineers centerline station 1374+80.03, and being at the southwest corner of that certain 6.90 acre tract conveyed from Carl Lallier and wife, Helen Lallier to the State of Texas in a Right-Of-Way Deed recorded in Volume 863, Page 186 of the Deed Records of Travis County, Texas;

THENCE, S 77°48'00" E, along a line 80 feet south of and parallel to the said centerline of State Highway No. 71, a distance of 184.02 feet to a 1/2 inch diameter iron rod set at the northeast corner of the herein described tract;

THENCE, S 02°57' 50" W, a distance of 343.08 feet to a 1/2 inch diameter iron rod set;

THENCE, S 01°28'05" W, a distance of 208.63 feet to a 1/2 inch diameter iron rod set on the north line of that certain 5.207 acre tract described in a deed to Lake Travis Youth Association recorded in Volume 12885, Page 1291 of the Real Property Records of Travis County, Texas;

THENCE, S 80°44'54" W, a distance of 518.51 feet along the north line of the said 5.207 acre tract to a 60d nail found on the top of a fence corner post on the east line of that certain 0.885 acre tract conveyed for a public roadway, known as Twin Acres Drive, recorded in Volume 4171, Page 1540 of the Deed Records of Travis County, Texas for the northwest corner of the said 5.207 acre tract and southwest corner of the herein described tract;

THENCE, along the east line of the said 0.885 acre tract conveyed for public roadway, the following twelve (12) courses and distances:

- 1) N 02°14'54" W, 55.14 feet to a 1/2 inch diameter iron rod found;
- 2) N 08°12'02" W, 261.82 feet to a 1/2 inch diameter iron rod found;
- 3) N 05°50'00" W, 127.04 feet to a 1/2 inch diameter iron rod found;
- 4) N 11°14'35" W, 23.32 feet to a 1/2 inch diameter iron rod found;
- 5) N 81°13'25" E, 4.59 feet to a 1/2 inch diameter iron rod set;

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EXHIBIT "A"

act of land, for the Lake Travis South Association, as described in the instrument recorded in Volume 12685, Page 1291, of the Real Property Records of Travis County, Texas, said point being an angle point of the herein described tract;

THENCE, leaving the westerly boundary of the aforementioned subdivision, and with the most northerly line of the aforementioned 5.207 acre tract, North 83 degrees 50 minutes 17 seconds West, a distance of 50.01 feet to a 1/2 inch iron rod found for the most northerly northwest corner of said 5.207 acres, and for an angle point of the herein described tract;

THENCE, with the most northerly west boundary of the aforementioned 5.207 acre tract, South 06 degrees 23 minutes 11 seconds West, a distance of 164.21 feet to a 1/2 inch iron rod found for an angle point in the northerly boundary of said 5.207 acres, and for the most southerly southeast corner of the herein described tract;

THENCE, continuing with the northerly boundary of the aforementioned 5.207 acre tract, South 80 degrees 46 minutes 19 seconds West, for a distance of 162.62 feet to a 1/2 inch iron rod found in said northerly boundary, for the southeasterly corner of a called 7.41 acre tract of land for Diamond Capital Corporation as described in the instrument recorded as document number 2000112312, of the Official Public Records of Travis County, Texas, and for the southwesterly corner of the herein described tract;

THENCE, leaving the aforementioned 5.207 acre tract, with the easterly boundary of the aforementioned 7.41 acre tract, North 01 degrees 28 minutes 06 seconds East, a distance of 208.48 feet to a 1/2 inch iron rod found for an angle point in said east line of said 7.41 acre tract, and an angle point of the herein described tract;

THENCE, continuing with the easterly boundary of the aforementioned 7.41 acre tract, North 02 degrees 57 minutes 50 seconds East, (Bearing Basis for this survey) a distance of 363.33 feet to a 1/2 inch iron rod found in the southerly right-of-way line of State Highway 71, for the northeasterly corner of said 7.41 acre tract, and the northwesterly corner of the herein described tract;

THENCE, with the aforementioned right of way line, South 74 degrees 07 minutes 32 seconds East, a distance of 157.62 feet to the PLACE OF BEGINNING, and containing calculated area of 2.24 acres (97574 sq.ft.), more or less.

THIS LEGAL DISCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY PLAT ONLY.

THE CEMETERY TRACT IS NOT INCLUDED IN THIS SURVEY

B05.2' LEGAL
5/28/94

David L. Bell



EXHIBIT "A"

LEGAL DESCRIPTION

BEING 2.24 (97574 sq. ft.) ACRE TRACT OF LAND OUT OF THE HALL MEDLIN SURVEY NUMBER 523, ABSTRACT NUMBER 540, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING OUT OF AND A PART OF A CALLED 100 ACRE TRACT DESCRIBED IN A QUITCLAIM DEED TO HELEN J. LALLIER AND HUSBAND, CARL E. LALLIER OF RECORD IN VOLUME 787, PAGE 499, OF THE DEED RECORDS OF SAID COUNTY, SAID 2.24 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND FOLLOWS:

COMMENCING at a 1/2 inch iron rod found in the southerly right-of-way of State Highway 71, for the northwesterly corner of Lot one (1), Bee Cave-Ltys 71 West Addition, a subdivision situated in the aforementioned county, as depicted by the instrument recorded in Volume 94, Page 43, of the Plat record of said county, said point being the northwesterly corner of a called 0.995 acre parcel of land as described by the instrument recorded in Volume 12717, Page 1875, of the Real Property Records of said county;

THENCE, along the aforementioned right-of-way, and with the northerly line of the aforementioned 0.995 acre parcel, North 77 degrees 46 minutes 44 seconds West, a distance of 208.65 feet to a 1/2 inch iron rod found for the northwesterly corner of said 0.995 acre parcel, and the most northerly northeast corner and PLACE OF BEGINNING of the herein described tract;

THENCE, leaving the aforementioned right-of-way, with the westerly line of the aforementioned 0.995 acre parcel, South 06 degrees 28 minutes 25 seconds West, a distance of 208.64 feet to a 1/2 inch iron rod found for the southwesterly corner of said 0.995 acre parcel, for an angle point of the herein described tract;

THENCE, along the southerly line of the aforementioned 0.995 acre parcel, South 77 degrees 46 minutes 48 seconds East, a distance of 208.74 feet to a 1/2 inch iron rod found for an angle point in the westerly boundary of the aforementioned subdivision, same being the southeasterly corner of the said 0.995 acre parcel, for the most easterly northeast corner of the herein described tract;

THENCE, continuing along the westerly boundary of the aforementioned subdivision, South 06 degrees 28 minutes 52 seconds West, a distance of 35.70 feet to a 1/2 inch iron rod found for an angle point of said westerly boundary, and for the most easterly southeast corner of the herein described tract;

THENCE, continuing along the westerly boundary of the aforementioned subdivision, North 83 degrees 27 minutes 38 seconds West, a distance of 93.44 feet to a wood fence post for the northwesterly corner of a cemetery, an angle point in the westerly boundary of said subdivision, and an angle point of the herein described tract;

THENCE, leaving the westerly boundary line of the aforementioned subdivision, and continuing with the northerly line of the aforementioned cemetery, North 89 degrees 42 minutes 45 seconds West, a distance of 26.11 feet to a wood fence post for the northwesterly corner of said cemetery, and angle point of the herein described tract;

THENCE, along the westerly line of the aforementioned cemetery, South 02 degrees 04 minutes 01 seconds West, a distance of 44.00 feet to a fence post for the southwesterly corner of said cemetery, and re-entering the westerly boundary of the aforementioned subdivision at an angle point of said boundary, and being an angle point of the herein described tract;

THENCE, along the westerly boundary of the aforementioned subdivision, South 06 degrees 33 minutes 51 seconds West, a distance of 23.81 feet to a 1/2 inch iron rod found in the westerly boundary, same point being the northwesterly corner of a called 5.207 acre

7.41 acres
Page 2 of 2.

- 6) N 11°28'35" W, 15.36 feet to a 1/2 inch diameter iron rod found;
- 7) N 85°55'35" W, 7.28 feet to a 1/2 inch diameter iron rod found;
- 8) N 66°11'32" W, 7.57 feet to a 1/2 inch diameter iron rod found;
- 9) N 42°18'35" W, 8.20 feet to a 1/2 inch diameter iron rod found;
- 10) N 03°29'36" W, 15.95 feet to a 1/2 inch diameter iron rod found;
- 11) N 02°10'34" E, 7.92 feet to a 1/2 inch diameter iron rod found;
- 12) N 21°14'12" E, 8.55 feet to the PLACE OF BEGINNING, containing 7.41 acres of land, more or less.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED
FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION.

Timothy A. Lenz

Timothy A. Lenz R.P.L.S. No. 4393
LENZ & ASSOCIATES, INC.
1714 Fort View Road, Suite 104
Austin, Texas 78704
(512) 443-1174

Date

3/4/98



980163.doc

APPROVED
BY
[Signature]
[Signature]

7/1/98



Body source	
Acres	10.01 ac
Address	SH-71 @ Hamilton Pool Road
County	Travis
City	Bee Cave
Zoning	R (proposed)
Special	N.A.
Aquifer	N.A.
IC limits	40% (NPS regulations)
	5% bonus, irrigation w/roof runoff
FAR limits	35,000 s.f. maximum footprint
Access	Unrestricted
Water	LCRA
Wastewater	Septic
Landscape	25' buffers by adjacent res.
Other	25' front setback
	25' side & rear setbacks
	2 story/35' bldg. ht.
	25' landscape buffer along 2243
	60' from res. to exceed one story
	75' setback - Hamilton Pool & SH-71

Old Bee Cave Square Land Use Summary

Tract Size	436,035 sf. (10.01 ac.)
Gross Building sf.	42,700 sf.

Impervious Cover Calculations

Allowable IC @ 40%	174,414 sf. (40.0%)
Building	42,700 sf.
Drive	116,909 sf.
Walk	14,805 sf.
Proposed IC	174,414 sf. (40%)

Parking Calculations

Retail	1 space/250 sf.
Parking Required:	122 spaces
Restaurant	1 space/100 sf.
Parking Required:	124 spaces
Total Required:	246 spaces
Total Provided:	280 spaces



SCALE: 1" = 200

REVISION BLOCK
DATE
BY
CHECKED
APPROVED

OWNER INFORMATION

Old Bee Cave Square

Address
Conceptual Site Plan

1201-1250-1215-01

LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

SHEET
1 OF 1

Exhibit "C"

PROPOSED PLANNED DEVELOPMENT STANDARDS

The following development standards shall be applicable within this Planned Development Neighborhood Services District. To the extent that any of the following standards conflict with other Village Ordinances, the following shall control. All development activity undertaken on the Property (the "Project"), shall comply with the development standards for Neighborhood Services Zoning District in effect on March 1, 2006 except as modified by Section 14.156 of the Village of Bee Cave Code of Ordinances or as modified herein, and with all other Village zoning, subdivision and construction codes and requirements, except as modified herein. Capitalized terms contained herein shall be defined as indicated in these Planned Development Standards, as reflected on the Concept Plan or as defined in the Village of Bee Cave Code of Ordinances, depending upon context.

Development Requirements:

1. The height limit for all buildings in the "PD" Planned Development Neighborhood Services District shall be limited to two-stories and a maximum height of 35 feet.
2. Twenty percent (20%) of the area of the Property shall be devoted to open space in addition to the requirements for landscaping and buffering. Public and private open space may be combined to meet this requirement. All public open space shall be dedicated to the Village of Bee Cave with the final plat of the Subdivision.
3. Impervious cover for the Project shall not exceed 40%.
4. Each final site plan shall comply with the Concept Plan's design for maximum preservation of tree cover and vegetation on the Property.
5. The maximum square footage footprint allowed for all building in Phases I through VII shall be 42,700 square feet. No 1-story building shall exceed a footprint of 20,000 square feet. No 2-story building shall exceed a footprint of 15,000 square feet.
6. Phases I-IV shall be limited to 19000 square feet and four buildings as shown on Exhibit "B". Development of Phases V and VI shall not occur unless and until the Texas Department of Transportation approves the access and a Site Plan is approved for those phases. A Site Plan for Phases V and VI shall not be approved unless and until road improvements are made to Highway 71 and Hamilton Pool Road that will provide for a level C performance or greater at the intersection of Highway 71 and Hamilton Pool Road.

7. In no event shall access to the property occur from Twin Acres Street except for emergency access as approved by the Village.
8. Signage shall be posted at the access driveway adjoining Highway 71 stating that turns shall be right in and right out only from 7:00am to 10:00am and from 2:30pm to 6:30pm Monday through Friday.
9. Banking, Restaurant, and Acute Emergency Services are all uses that are specifically authorized within this PD District. To the extent that such uses may require a conditional use permit, such permit is hereby granted by adoption of this ordinance.

Prohibition of Certain Uses:

1. The permitted uses applicable to a Neighborhood Services District Zoning District shall be allowed in this PD District. Provided however, that the following permitted and conditional uses shall be prohibited in this PD District even if such uses are allowed in a Neighborhood Services Base Zoning District. Conditional uses that are allowed in a Neighborhood Services Base Zoning District and that are not expressly prohibited in this Ordinance may be subsequently considered for approval by the Village Board of Alderman upon application for such Conditional Use.

All residential uses Amusement/Recreation Svc. Auto Dealer Auto Repair Auto Supply Auto Tire Repair/Sales (indoor) Automobile Driving School Bed & Breakfast Inn Country Club Car Wash (self service)	Drapery/Blind Shop Exhibition Hall Dance Hall Feed/Grain Store Full Service Car Wash Micro Brewery HVAC Sales/Service Home Improvement Center Kennel Lawnmower Sales/Repair	Limo/Taxi Service Outside Storage Personal Watercraft Sales Propane Sales Public Garage/Parking Structure Motorcycle Dealer Radio/TV Tower Recycling Kiosk Studio for Radio/TV (no tower) Telemarketing Agency Tool Rental
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Development Performance Standards/Limitations

1. In accordance with the provisions of Section 14.126(i) of the Village Zoning Ordinance, approval of the Concept Plan shall be effective for 730 calendar days beyond

the date of approval by the governing body of the Village, during which period Developer shall achieve the following progress benchmarks:

Obtain approval of the preliminary plat and site plan for the subdivision of no more than 6 lots.

2. Once the site plan is approved, the Site Plan shall be effective for 730 calendar days beyond the date of approval by the governing body of the Village, during which period Developer shall achieve the following benchmarks:

Obtain approval and recording of a final plat of the Subdivision in accordance with the procedures of the Village of Bee Cave Subdivision Ordinance and dedicating such additional right-of-way as needed to construct the traffic improvements described herein. Provided however, that a certificate of occupancy ("CO") shall not be issued and the final plat shall not be recorded until all public improvements have been constructed and accepted by the Village.

3. "Minor Modifications" of the Concept Plan and/or Site Plan for the Property may be approved administratively by the Village Administrator provided such modifications would not otherwise result in a violation of the Village's Code of Ordinances as modified by these Development Standards. "Minor Modifications" are defined as:

a) adjustments of no more than 25 feet to the location or configuration of roadways, sidewalks, utilities, parking areas, buildings, landscape features, (including plants and trees,) ponds and any other improvements depicted on the Concept and/or Site Plan;

b) adjustments of no more than five percent (5%) in building square footage of any individual building to be constructed as part of the Project as compared to such building's initial square footage shown on the Concept Plan or Site Plan; provided no such change may be administratively approved if the change would cause the Project to exceed the limitations on impervious cover, height or floor area specified in these Planned Development Standards;

c) a reduction in size of parking lot areas or structured parking garages;

d) adjustments of no more than ten percent (10%) of the total square footage of all landscape areas as compared to the square footage shown on an approved Landscape Plan, provided no such change may be administratively approved if the change would cause the Project to exceed the limitations on impervious cover in these Planned Development Standards; or

e) adjustments of no more than ten percent (10%) of the number of parking spaces or square footage of parking areas as shown on the Concept Plan or Site Plan provided no such change may be administratively approved if the change

would cause the Project to exceed the limitations on impervious cover or the maximum or minimum number of parking spaces specified in these Planned Development Standards.

f) The location of driveway access points, provided there is no increase in the total number of driveway cuts to the Property.

4. All open space shall be private and not dedicated to the Village.
5. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or non-residential purposes.
6. Temporary buildings may be permitted during construction for temporary on-site office use as a conditional use subject to the approval of the Village Administrator.
7. With the exception of restaurants, health care facilities, acute emergency services facilities, lodging facilities such as motels and hotels, emergency veterinary services and government and public uses, all uses within this "PD" district shall have hours of operation between 8:00 a.m. and 10:00 p.m.
8. Signage depicted on the Concept Plan, if any, is not approved by this Ordinance. Signage shall be considered for approval by a separate application submitted and considered in accordance with Chapter 10, the Village Sign Ordinance, as amended from time to time.